



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: October 24, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Brett Lambert, Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Jim Feeney, Rob Behrent, Paul Schlichtman,

Absent:

Guests: Josh Sydney, David Steeves, Adi Toledano

Chairperson Reedy called the meeting to order at 7:02 pm.

#### TOWN YARD

Mr. Sydney did a photo update of the project from 10-10 and 10/17 showing the following: Building D - exterior flashing and repointing in progress, lintel replacement, column repairs and floor surface repairs. Building C – drains and traps cleared. Building B - exposed lintels and MEP in progress. Building E - roof repair. The connector area FP pipe needs relocating and sidewalk in progress.

Mr Sydney then gave an update of the following progress: All buildings in phase 2 are behind schedule. They are concentrating on buildings but prioritizing buildings that will affect Town winter operations and trying to minimize winter conditions. Building C should be ready in a few weeks which will help with storage of winter vehicles. Also trying to finish site work that will be affected by cold weather. Building B would be next to finish with Building D being the farthest behind and estimated for completion late winter early spring. Staffing on site has been adequate but OPM would like to see more urgency with OT and weekend crews. Miscellaneous metals and site contractor still needs improvement in staffing and work load.

Mr Maher questioned the problems with column repairs in Building D and window testing in Building A.

Mr Sydney stated that they continue to investigate but have found that the roof beams are sitting in the masonry where columns are and will need additional support. Window testing has not been done and nothing new to report.

Mr Reedy questioned if there was an update for additional work to replace roof on Building D.

Mr Sydney stated he was presenting CR221 tonight for full roof replacement.

Mr Behrent questioned the roof access in Building A and the fact it was basically put in backwards.

Mr Sydney and Mr Steeves both confirmed the issue and were going to prioritize corrections.

Mr Sydney presented the following change order for approval:

- CR221R1 - Building D full deck replacement- \$83,560.05 This was approved at the 10/3/23 meeting as a NTE amount of \$101,765.71. Tonights vote is for the final amount.
- CR126R3 - Dumpster pad and chute area, sitework, curbing, fencing - \$91,558.29
- CR158 - Balcony Balusters - \$2,947.75
- CCR118 - August contingency replacement - \$67,412.00 zero cost to town
- CCR120 - September contingency replacement - \$11,010.78 zero cost to town
- OCO #21 - CCR118 - zero cost

A motion to approve change orders was made by Mr. Maher and seconded by Mr. Lambert. Motion passed unanimously on a roll call vote, 9-0.

Mr Sydney presented the following invoice:

- Commodore Builders - Requisition #29- September 2023- \$741,059.07
- Weston and Sampson - Invoice #10230511 – CA services September 2023 - \$35,595.00

Motion was made by Mr. Maher and seconded by Mr. Lambert to approve 2 invoices totaling \$776,654.07 Motion passed unanimously on a roll call vote 9-0

Mr Sydney reviewed the Budget Allocation log and the budget and said the only changes were from tonight's invoices and change orders. Contingency change log for the CM is potentially (\$239,476) into their fee. The CR log has (\$49,718) deficit but that should increase back into a positive amount with the presentation tonight of several change request adjustments.

Mr Sydney presented Amendment #3 to the OPM agreement. This amendment is for additional services outside of the scope of the original agreement for additional window testing. The amount for this amendment is \$13,200.00 so the OPM and can pay for testing services from Cannon Design. The OPM will then back charge the CM for these costs.

Mr Maher reported he was still dealing on the issue of reimbursement from the Industrial Parties, IP. He stated he would be meeting with Tor to discuss without the attorneys in the hopes of streamlining a settlement. More to follow.

#### CENTRAL SCHOOL

Mr Reedy stated that there had been some emails between Bill Shea, Steve Kirby and KSR in the hopes of wrapping up the project. They are still working on it. Mr Behrent updated valves in ceiling have been corrected, final commissioning still needs to be done, as builds not complete and warranties needed.

Motion was made by Mr Maher seconded by Mr Martini to approve the minutes of the October 3 , 2023 meeting. Motion passed unanimously on a roll call vote 9-0

Whereupon a motion was made by Mr Maher seconded by Mr Jefferson to adjourn at 8:45 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY NOVEMBER 7, 2023 and NOVEMBER 21, 2023 - 7:00 pm

Respectfully Submitted,  
Robert Jefferson